085.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,300 / 680,300
					USE VALUE:	680,300 / 680,300
					ASSESSED:	680,300 / 680,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS WALTER & JAYE	
Owner 2:		
Owner 3:		
Street 1:	2 CRESCENT HILL AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 1930 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5885.000	262,700		417,600	680,300
Total Card	0.135	262,700		417,600	680,300
Total Parcel	0.135	262,700		417,600	680,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.49 | /Parcel: 352.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	53863
GIS Ref	
GIS Ref	
Insp Date	08/30/18

!6957!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,700	0	5,885.	417,600	680,300	680,300	Year End Roll	12/18/2019
2019	101	FV	208,500	0	5,885.	411,600	620,100	620,100	Year End Roll	1/3/2019
2018	101	FV	215,500	0	5,885.	316,200	531,700	531,700	Year End Roll	12/20/2017
2017	101	FV	215,500	0	5,885.	298,300	513,800	513,800	Year End Roll	1/3/2017
2016	101	FV	215,500	0	5,885.	274,400	489,900	489,900	Year End	1/4/2016
2015	101	FV	203,200	0	5,885.	256,500	459,700	459,700	Year End Roll	12/11/2014
2014	101	FV	203,200	0	5,885.	236,200	439,400	439,400	Year End Roll	12/16/2013
2013	101	FV	203,200	0	5,885.	236,200	439,400	439,400		12/13/2012

PRINT

Date	Time
12/10/20	21:39:08

LAST REV

Date	Time
09/11/18	11:42:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6957

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12272-494		8/23/1972		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
10/26/2000	Inspected	189	PATRIOT
3/27/2000	Missed Appt.	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5885		Sq. Ft.	Site		0	70.	1.01	6									417,585						417,600	

Total AC/HA: 0.13510 | Total SF/SM: 5885 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 417,585 | Spl Credit | Total: 417,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19404149
Const Adj.:	0.99989998
Adj $ / SQ:	149.240
Other Features:	69600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407984
Depreciation:	145242
Depreciated Total:	262742

COMMENTS

FFL BETTER SHAPE THAN SFL.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 3	Baths: 1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

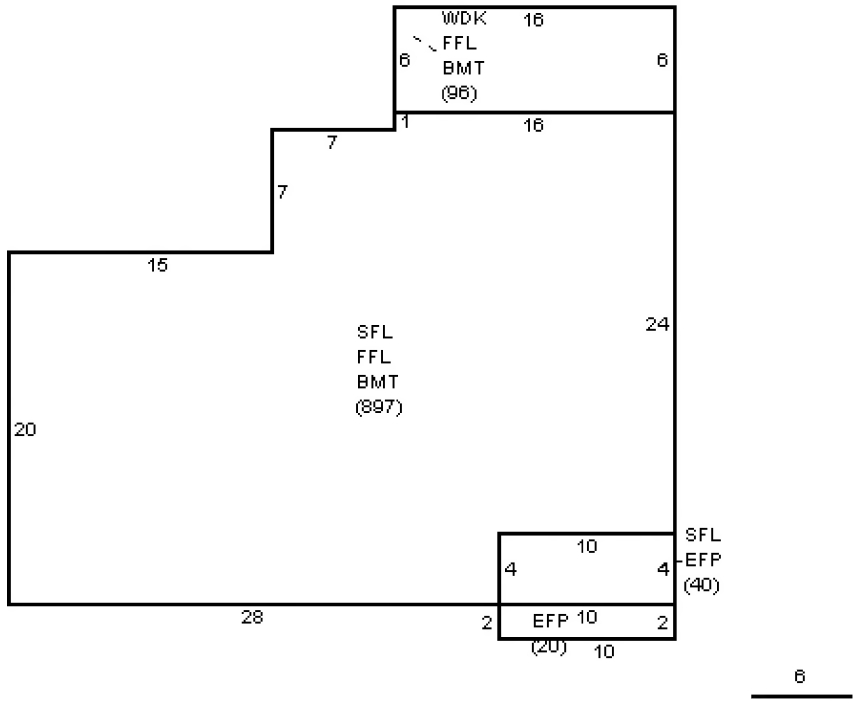
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.24
Special Features:	0	Val/Su Net:	85.32
Final Total:	262700	Val/Su SzAd	136.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	993	44.770	44,459
FFL	First Floor	993	149.240	148,196
SFL	Second Floor	937	149.240	139,838
WDK	Deck	96	16.000	1,536
EFP	Enclos Porch	60	72.590	4,356

Net Sketched Area:	3,079			Total:	338,385
Size Ad	1930	Gross Are	3079	FinArea	1930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: